



**Ellesfield Drive, West Parley
Dorset BH22 8QW**

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FREEHOLD PRICE £315,000

A well-maintained and generous size three double bedroom detached bungalow with a private, west facing rear garden, a driveway providing ample off-road parking for several vehicles and a detached single garage. The property is offered with immediate vacant possession.

The well-planned accommodation is accessed via a 22ft entrance hall which has a double coat cupboard. There is an 18ft x 17ft L-shaped and dual aspect lounge/dining room which has a double glazed window overlooking the front garden and a double glazed window and door leading out to the garden and patio. An attractive focal point of the lounge is a coal effect, living flame gas fire. The kitchen also enjoys a view over the rear garden and has a double glazed door leading out to the patio, as well as having an integrated oven, hob and extractor and space for all other appliances.

Bedroom one is a large double bedroom enjoying a dual aspect with views over the front aspect. Bedroom two enjoys a view over the rear garden and is also a good size double bedroom. Bedroom three enjoys a view over the front garden, has fitted cupboard and is either a large single or small double room. There is a shower room with a walk in shower cubicle and fully tiled walls as well as a separate cloakroom.

The rear garden faces a westerly aspect, offers an excellent degree of seclusion and measures approximately 40ft x 35ft. The garden is mainly laid to lawn with many attractive plants and shrubs. Within the garden there is a timber storage shed and a greenhouse with a path leading round to a side gate and a path continuing up to a side door into the detached garage.

A front and side driveway provides generous off-road parking for several vehicles with a side driveway leading down to a detached single garage. There is a good size area of front garden which has been landscaped for ease of maintenance.

The detached garage measures 18ft x 8ft lin, has a metal up and over door, side door, light and power.

Further benefits include double glazing as well as replacement UPVC fascias and soffits and a gas fired central heating system.

Ferndown's town centre is located approximately 1 mile away and offers an excellent range of shopping, leisure and recreational facilities. There is a small selection of amenities on Glenmoor Road approximately 250 metres away.

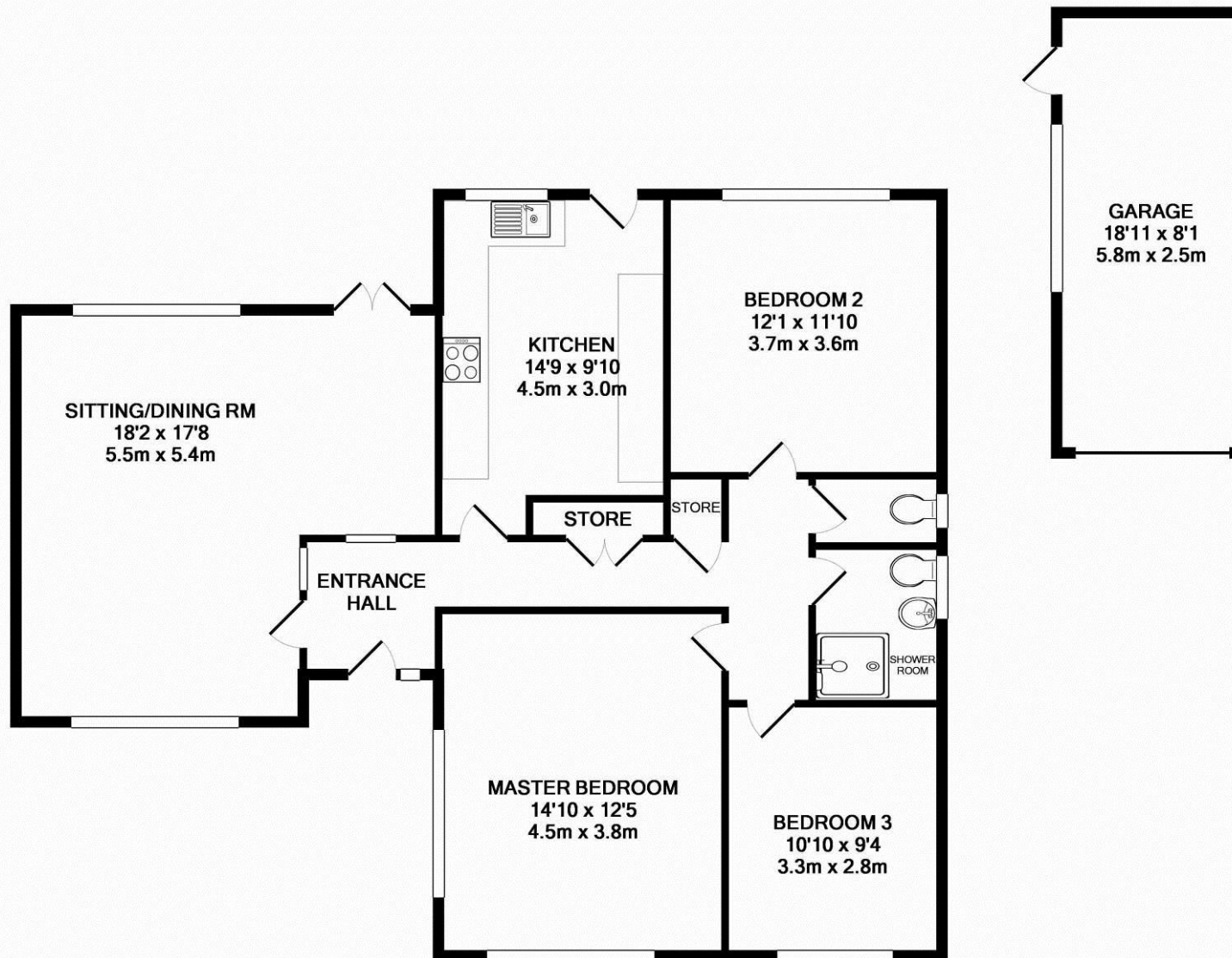
N.B: We understand that in 1979 underpinning works were carried out on this property under the NHBC guarantee. Details are available from Hearnese Estate Agents.

COUNCIL TAX BAND: E

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL APPROX. FLOOR AREA 1168 SQ.FT. (108.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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